032.0	0002	0004.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,092,600 / 1,092,600
					USE VALUE: 1,092,600 / 1,092,600
					ASSESSED: 1,092,600 / 1,092,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
274	-276	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALVIN SEAN D TRUSTEE
Owner 2:	389 MASS AVE TRUST
Owner 3:	
Street 1:	630 HIGH ST
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	MURRAY THOMAS P/ETAL -
Owner 2:	MURRAY JAMES E -
Street 1:	24 HOLTON STREET
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 9,592 Sq. Ft. of land mainly classified as Three Fam. with a Multi- TnHs Building built about 1865, having primarily Clapboard Exterior and 4210 Square Feet, with 3 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 18 Rooms, and 9 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	9592.000	583,000		509,600	1,092,600
Total Card	0.220	583,000		509,600	1,092,600
Total Parcel	0.220	583,000		509,600	1,092,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 259.52 | /Parcel: 259.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 22246

GIS Ref

GIS Ref

Insp Date 11/07/18

!2663!

PREVIOUS ASSESSMENT

Parcel ID 032.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	583,000	0	9,592.	509,600	1,092,600	1,092,600	Year End Roll	12/18/2019
2019	105	FV	511,500	0	9,592.	541,400	1,052,900	1,052,900	Year End Roll	1/3/2019
2018	105	FV	511,500	0	9,592.	394,900	906,400	906,400	Year End Roll	12/20/2017
2017	105	FV	480,300	0	9,592.	344,000	824,300	824,300	Year End Roll	1/3/2017
2016	105	FV	480,300	0	9,592.	293,000	773,300	773,300	Year End	1/4/2016
2015	105	FV	402,400	0	9,592.	286,600	689,000	689,000	Year End Roll	12/11/2014
2014	105	FV	402,400	0	9,592.	235,700	638,100	638,100	Year End Roll	12/16/2013
2013	105	FV	418,000	0	9,592.	224,200	642,200	642,200		12/13/2012

PRINT

Date	Time
12/10/20	18:01:53

LAST REV

Date	Time
04/02/19	14:29:11

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2663

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURRAY THOMAS P	39365-11		5/29/2003	Portion-Asst	3,290,000	No	No		
POULOS CHARLES	24976-531		11/4/1994		1,200,000	No	No		Y

USER DEFINED

Prior Id # 1:	22246
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2017	1308	Siding	12,000	C				
6/17/2008	659	Re-Roof	3,400	C		G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
4/21/2009	Measured	372	PATRIOT
5/1/2000	Missed Appt.	276	PATRIOT
4/26/2000	Measured	263	PATRIOT
11/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		9592		Sq. Ft.	Site		0	80.	0.66	1			Med. Tr	-10					509,591						509,600	

Total AC/HA: 0.22020 | Total SF/SM: 9592 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 509,591 | Spl Credit | Total: 509,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1865	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	5	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.92103767
Const Adj.:	0.99989998
Adj $ / SQ:	128.932
Other Features:	188000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	792166
Depreciation:	209132
Depreciated Total:	583034

COMMENTS

4 DOORBELLS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 18		BRs: 9		Baths: 5					HB		

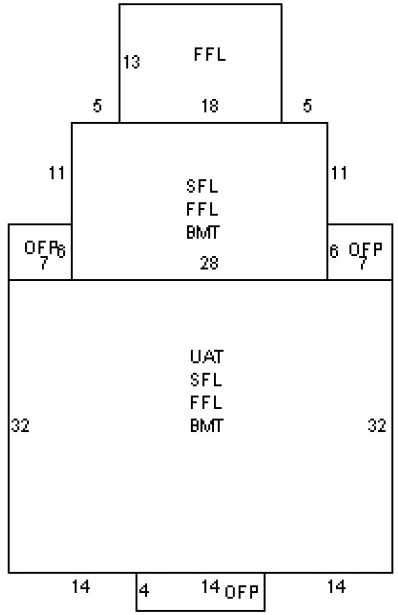
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	6	3	M
Totals			
3	18	9	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,054	128.930	264,827
BMT	Basement	1,820	38.680	70,397
SFL	Second Floor	1,820	128.930	234,657
UAT	Upper Attic	336	90.250	30,325
OFP	Open Porch	140	28.280	3,960

Net Sketched Area:	6,170			Total:	604,166
Size Ad	3874	Gross Are	7178	FinArea	4210

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.93
Special Features:	0	Val/Su Net:	94.49
Final Total:	583000	Val/Su SzAd	150.49

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

032.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	